



Development Services Department  
Environmental Coordinator  
450 110<sup>th</sup> Avenue NE  
Bellevue, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

<b>PROPOSAL NAME:</b>	Solomon International School
<b>LOCATION:</b>	1951 152nd PI NE
<b>FILE NUMBERS:</b>	22-100224 LA
<b>PROPONENT:</b>	Reid Shockey, Shockey Planning Group, 425-258-9308, rshockey@shockeyplanning.com
<b>DESCRIPTION OF PROPOSAL:</b> Application for Land Use approval to establish a private secondary school use in an existing multi-tenant building. The use will accommodate up to 15 students grade 7 through 12 and approximately 8 staff members. No modification of the building exterior is proposed.	

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision.

**DATE ISSUED:** 6/2/2022

**APPEAL DATE:** 6/16/2022

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project) or if the DNS was procured by misrepresentation or lack of material disclosure.

**Issued By:**

A handwritten signature in cursive script, likely belonging to Elizabeth Stead.

**for**

**Date:** June 2, 2021

Elizabeth Stead, Environmental Coordinator  
Development Services Department



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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Proposal Name: Solomon International School

Proposal Address: 1951 152nd PI NE

Proposal Description: Administrative Conditional Use Permit approval to establish a private secondary school use in an existing multi-tenant building. The use will accommodate up to 15 students grade 7 through 12 and approximately 8 staff members. No modification of the building exterior is proposed.


File Number: **22-100224-LA**

Applicant: Shockey Planning Group (Reid Shockey)

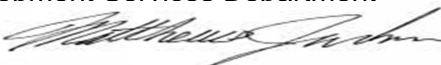
Decisions Included: Administrative Conditional Use, Process II  
Land Use Code 20.30E

Planner: Richard Hansen, Associate Land Use Planner

State Environmental Policy Act  
Threshold Determination: **Determination of Non-Significance (DNS)**

 For  
Elizabeth Stead  
Environmental Coordinator

Director's Recommendation: **Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department

By:  For  
Elizabeth Stead, Land Use Director

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*Application Date:* January 6, 2022  
*Notice of Application:* March 24, 2022  
*14-day Comment Period:* April 7, 2022  
*Decision Publication Date:* June 2, 2022  
*Appeal Deadline:* June 16, 2022

For information on how to appeal the project, visit the Permit Center at City Hall or call (425) 452-6864. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for the appeal deadline.

## **I. REQUEST AND PROJECT DESCRIPTION**

### **A. Proposal:**

The applicant, Solomon International School, has requested an Administrative Conditional Use (ACU) Permit to establish a secondary school use to be located within an existing office building located at 1951 152<sup>nd</sup> Place NE. The proposed school is a permitted use subject to an ACU permit.

The school is proposed to occupy an existing, 2,157 SF tenant space on the first floor of the building. No modifications to the interior or exterior of the tenant space and building are proposed as part of this application. The change of use to the proposed school use requires the approval of a minor building permit, which is currently under review (22-111052 -BY). **Refer to Section XI.1, XI.3, and XI.4 for Conditions of Approval regarding Noise & Construction Hours, Changes to the Building Exterior and Site, and Signage.**

The school is proposing hours of operation from noon to 8:30 PM. The use will accommodate students from grades 7 through 12 during two different shifts (afternoon and evening). No more than 15 students will be in attendance throughout the day. Up to 3 office staff and 5 instructors will be on site at any given time. **Refer to Section XI.5 for Conditions of Approval regarding Student Population/Future Land Use Review.**

An allotment of 9 stalls have been reserved for the school use, which meets the parking demand as demonstrated by the Traffic and Parking analysis, dated January 5, 2022, provided by Gibson Traffic Consultants, Inc.

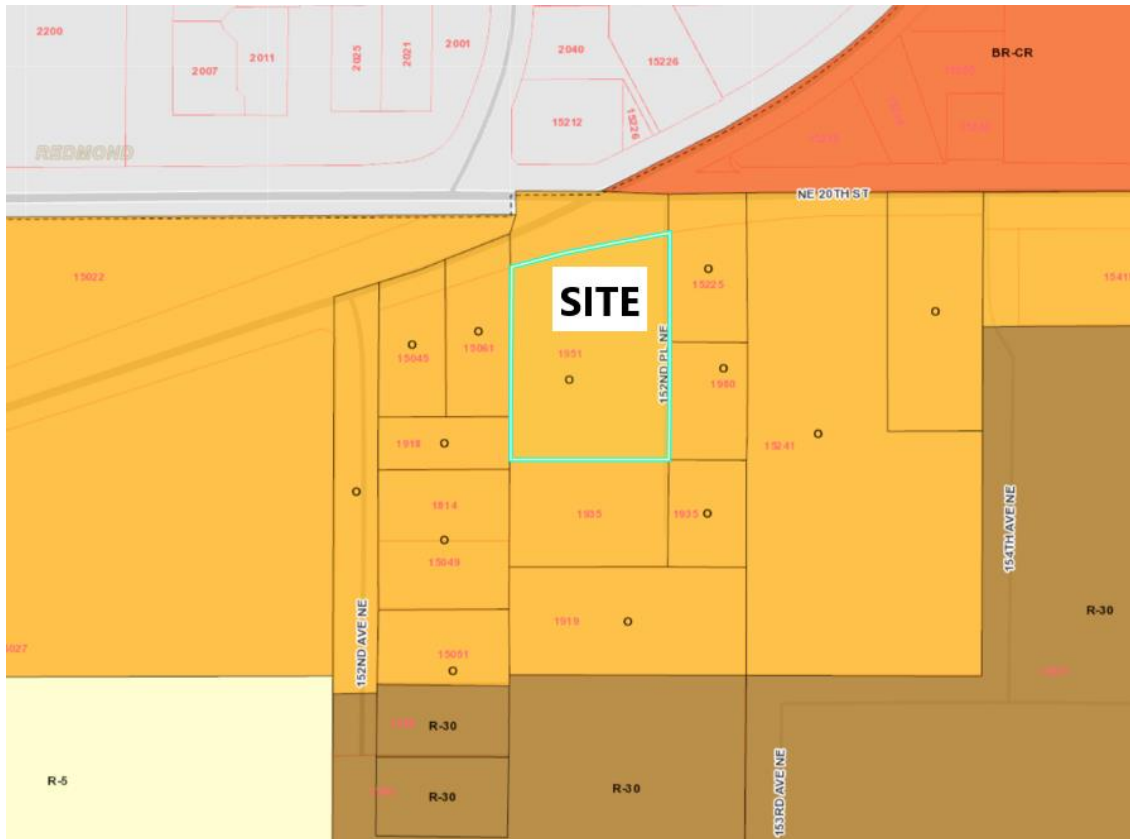
### **B. Review Process:**

An ACU is a Process II decision made by the Director of the Development Services Department. The process includes public noticing with a minimum 14-day comment period. The Director's decision shall be written in a staff report to indicate whether the application has been approved, approved with conditions, or denied. The decision will be publicly noticed with a mandatory 14-day appeal period. Process II decisions may be appealed by parties who submitted written comments on the application. Any appeal submitted shall be heard at a public hearing before the City Hearing Examiner.

## **II. SITE CONTEXT AND ZONING**

The subject site is located south of the intersection of NE 20<sup>th</sup> Street and NE Bellevue-Redmond Road. The site is currently improved with a two-story office building, with multiple tenants. Entrance to the site is through a shared driveway entrance via NE 20<sup>th</sup> Street, with the two adjacent properties to the east and three adjacent properties to the south. The site is located within the Office (O) land use district and has a Comprehensive Plan Designation of Office (O). The site is surrounded by commercial/office uses on all sides.

**Figure 1 – Zoning Map**



**Figure 2 – Aerial Image – Existing Conditions**



### III. PROPOSED SITE AND BUILDING MODIFICATIONS

The site is currently developed with an existing office structure and associated parking and landscaping. The site contains 119 standard parking stalls, 2 of which are ADA accessible. Existing trash receptacles are located in the southwest corner of the site.

The proposed use will be located in a 2,157 SF tenant space on the east side of the first floor of the building. The tenant space will be accessed from the shared building lobby which has its entrance along 152<sup>nd</sup> PI NE.

No exterior modifications are proposed as part of this application.

### IV. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:

#### A. General Provisions of the Land Use Code (LUC)

##### 1. Use

The subject site is located within the Office (O) land use district. As such, the Land Use Code (LUC) 20.10.440 Services (chart) permits secondary school uses subject to Administrative Conditional Use Permit approval. The applicant has fulfilled this requirement by submitting this application for review and approval.

##### 2. Dimensional Requirements

All applicable dimensional requirements of the LUC will be met. Refer to the following chart for specific information and the Project Plans attached at the end of this report.

Category	LUC Requirements	Proposal by Applicant
Site Area (O District)	Not Applicable	66,211 SF (1.52 Acre)
Lot Coverage	35%	No change
Impervious Surface	60%	No change
Building Height	30 Feet	No change
Building Setbacks Front (North) Rear (South) Side (East) Side (West)	30 Feet 25 Feet 20 Feet 20 Feet	No change
Parking	Secondary School Unspecified Use	Parking Study submitted. See discussion in Section IV.B.  9 stalls to be allotted for use.

<b>Landscaping</b> Perimeter Buffers		No Change
<b>Front (North)</b>	10 Feet	
<b>Rear (South)</b>	10 Feet	
<b>Side (East)</b>	10 Feet	
<b>Side (West)</b>	10 Feet	

## B. Parking Requirements and Site Circulation

The existing conditions on the site include 117 standard parking spaces and 2 ADA parking spaces for a total of 119 stalls. An allotment of 9 stalls is designated for the school as part of this proposal. Site circulation would remain as it exists today, which provides for a one-way, counterclockwise vehicular access around the building. The main drive aisle to the east of the building will support loading/unloading for the school use.

School uses are considered unspecified uses for parking standards in the Office land use district. LUC 20.20.590.F.2 states that for unspecified uses, the applicant shall provide documentation regarding the actual parking demand for the proposed use, or evidence in available planning and technical studies relating to the property use or required parking for the proposed use as determined by other comparable jurisdictions.

To comply with the standards for unspecified uses, the applicant has provided a Traffic and Parking analysis, dated January 5, 2022, by Gibson Traffic Consultants, Inc. This document analyzed the proposed school use to determine whether the on-site parking could accommodate the use during peak times. The study concluded that the provided 9 parking stalls is sufficient to meet parking demand for on-site staff and students at any given time of the day.

With adequate parking and circulation no significant adverse impacts are expected.

## V. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal that are beyond those identified in the Bel-Red Corridor EIS and the Transportation Facilities Plan EIS. The Environmental Checklist together with information submitted (in the official file) adequately discloses expected environmental impacts associated with the proposal. The City codes and requirements, including SEPA, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of:

- The Bel-Red Corridor Project Draft and Final Environmental Impact Statement, issued July 19, 2007 and addendum.
- Final Environmental Impact Statement, 2016-2027, Transportation Facilities Plan, July 2019

These documents are available in the Development Services Department, Records Room,

Lobby Floor, Bellevue City Hall, 450 110<sup>th</sup> Avenue NE under file #05-127994-LE.

Adverse impacts which are less than significant are typically subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code, Section 22.02.140, provides substantive authority to mitigate impacts disclosed through the environmental review process.

## **VI. PUBLIC COMMENT AND RESPONSE**

Application Date:	January 6, 2022
Notice of Application:	March 24, 2022
Public Notice Sign:	March 24, 2022
Minimum Comment Period:	April 7, 2022

The City initially notified the public of this proposal on March 24, 2022 with mailed notice and publication in the Weekly Permit Bulletin. One, double-sided public information sign was also installed at the site entrance on the same day. No written comments were received.

## **VII. SUMMARY OF TECHNICAL REVIEWS**

### **A. Transportation**

The Transportation Department has reviewed the plans and materials submitted for this project and have determined that the transportation portion of this land use application can be approved. **Refer to Section XI.7 for Condition of Building Permit Approval regarding Transportation Department Conditions.**

### **B. Utilities**

The Utilities Department has reviewed the plans and materials submitted for this project and have determined that utilities review is not required for this application. **Refer to Section XI.6 for Condition of Approval regarding Utility Department Conditions.**

### **C. Clearing and Grading**

The Clearing and Grading Division has reviewed the plans and materials submitted for this project and have determined that the clearing and grading portion of this land use application can be approved. The associated Clearing and Grading Permit application for this development must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

### **D. Fire**

The Fire Department has reviewed and approved this permit. Technical review will occur under the associated building and fire permits for this proposal.

## **IX. APPLICABLE DESIGN CRITERIA**

**Administrative Conditional Use Permit:** The Director may approve or approve with modifications an application for Administrative Conditional Use Permit if it complies with the decision criteria of Land Use Code Section 20.30E.140. The approval of an Administrative Conditional Use Permit may at any time be revoked if the uses of on-site facilities are changed from the stated application. **Refer to Section XI.2 for Condition of Approval regarding Revocation of Administrative Conditional Use Permit Approval.**

After conducting the various administrative reviews of this project, including Comprehensive Plan goals and policies and the Land Use Code provisions, the following conclusions are made with regard to the Administrative Conditional Use Permit decision criteria:

**A. The administrative conditional use is consistent with the Comprehensive Plan.**

This proposal is consistent with the Comprehensive Plan's goals and policies for the Crossroads subarea. The following are the most relevant policies:

**S-CR-1: Maintain land uses as depicted on the Land Use Plan.**

**S-CR-2: Protect existing single-family neighborhoods from encroachment by more intense uses.**

***Finding:** The proposed private school use maintains the intended office use as depicted on the Land Use Plan. The use will occupy an existing office space and therefore maintain the same intensity as previous tenants while offering an amenity to the community.*

**B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.**

***Finding:** The applicant is proposing to utilize the existing office structure and parking areas on the site. No expansion of the structure is proposed. As proposed, the existing structure, parking and landscaping will remain compatible with the physical characteristics of the subject property and immediate vicinity.*

**C. The administrative conditional use will be served by adequate public facilities including streets, fire protection, and utilities.**

***Finding:** The site will be served by existing adequate public facilities, including streets, fire protection and utilities.*

**D. The administrative conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

***Finding:** As conditioned, the proposed school use will not be materially detrimental to uses or property in the immediate vicinity of the subject property. A thorough analysis prepared by the applicant's traffic consultant concludes that the existing parking is sufficient for the demand produced by the proposed use, and that no significant increase in traffic will result from the change of use.*

**E. The administrative conditional use complies with the applicable requirements of this Code.**

***Finding:** Secondary school uses are permitted uses in the O land use district through Administrative Conditional Use Permit approval. As conditioned, the proposal meets the requirements of the LUC.*



## **X. DECISION**

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, SEPA, and City Code and Standard compliance reviews, the Development Services Department does hereby **APPROVE** the proposal subject to the following conditions:

## **XI. CONDITIONS OF APPROVAL:**

The following conditions are imposed under authority referenced:

### **Compliance with Bellevue City Codes and Ordinances**

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances, including but not limited to:

#### **Applicable Codes, Standards & Ordinances**

Clearing & Grading Code – BCC 23.76  
Construction Codes – BCC Title 23  
Fire Code – BCC 23.11  
Land Use Code – BCC Title 20  
Noise Control – BCC 9.18  
Sign Code – BCC Title 22  
Right-of-Way Use Code 14.30  
Transportation Develop. Code – BCC 14.60  
Traffic Standards Code 14.10  
Utility Code – BCC Title 24

#### **Contact Person**

Janney Gwo	(425) 452-6190
Building Division	(425) 452-6864
David Ridley	(425) 452-6935
Richard Hansen	(425) 452-2739
Richard Hansen	(425) 452-2739
Richard Hansen	(425) 452-2739
Tim Stever	(425) 452-4294
Ian Nisbet	(425) 452-4851
Ian Nisbet	(425) 452-4851
Arturo Chi	(425) 452-4119

### **A. General Conditions**

#### **1. Noise & Construction Hours**

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal Holidays and as further defined by the Bellevue City Code. Upon written request to the Development Services Department (DSD), work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed. The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

REVIEWER: Richard Hansen, Development Services Department  
AUTHORITY: Bellevue City Code 9.18.020.C & 9.18.040

#### **2. Revocation of Administrative Conditional Use Permit/Approval**

Approval of an Administrative Conditional Use Permit may at any time be revoked if the uses of the on-site facilities, traffic pattern/parking vehicle loading/unloading or transportation methods are changed from the submitted application.

REVIEWER: Richard Hansen, Development Services Department  
AUTHORITY: Land Use Code 20.30.E.170.B

**3. Changes to the Building Exterior and/or Site**

Any future changes made to the building exterior (including painting, installation of new windows or doors, etc.) or to the landscaping shall be approved through a Land Use Exemption.

REVIEWER: Richard Hansen, Development Services Department  
AUTHORITY: Land Use Code 20.30E.175.C

**4. Signage**

Design Review of individual signs shall occur through review of a sign permit application (SA permit), and shall include the following information:

1. Location(s)
2. Size/dimensions
3. Illumination (if any)
4. Color and Materials
5. Method of installation

REVIEWER: Richard Hansen, Development Services Department  
AUTHORITY: Bellevue Sign Code, Bellevue City Code 22B.10

**5. Student Population/Future Land Use Review**

A student population of 15 students grades 7 through 12 has been approved this application. To ensure compliance, within 7-days after the start of each school year the school administrator shall provide written notification to the City disclosing the total number of students who are registered and expect to register for that school year. Modification of this student limitation shall only be considered if a new parking and traffic analysis is performed and submitted to the City for review. The applicant shall be required to apply for a full Conditional Use permit if the number of students increases beyond 20 percent of the 15 students approved for this facility.

REVIEWER: Richard Hansen, Development Services Department  
AUTHORITY: Land Use Code 20.10.440 (Services), Note 25, B.i & ii

**6. Utilities**

Utility Department approval of the administrative conditional use permit is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under Utilities Permit Processes. All connection charges will be due with Utility permits prior to issuance.

REVIEWER: Arturo Chi, Utilities Department  
AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06

## **B. Prior to Building Permit Issuance**

### **7. Transportation Conditions for Approval of any Building Permit**

The applicant will be required to pay traffic impact fees for any additional pm peak hour trips generated by the new use at the time of building permit issuance.

REVIEWER: Ian Nisbet, Transportation Department  
AUTHORITY: Bellevue City Code 22.16

**Exhibits:**

- A. Project Plans
- B. Gibson Traffic Consultants, Inc. Traffic and Parking Analysis dated January 5, 2022

**Solomon International School  
Administrative Conditional Use Permit  
Project Narrative  
1951 – 152<sup>nd</sup> Place NE**

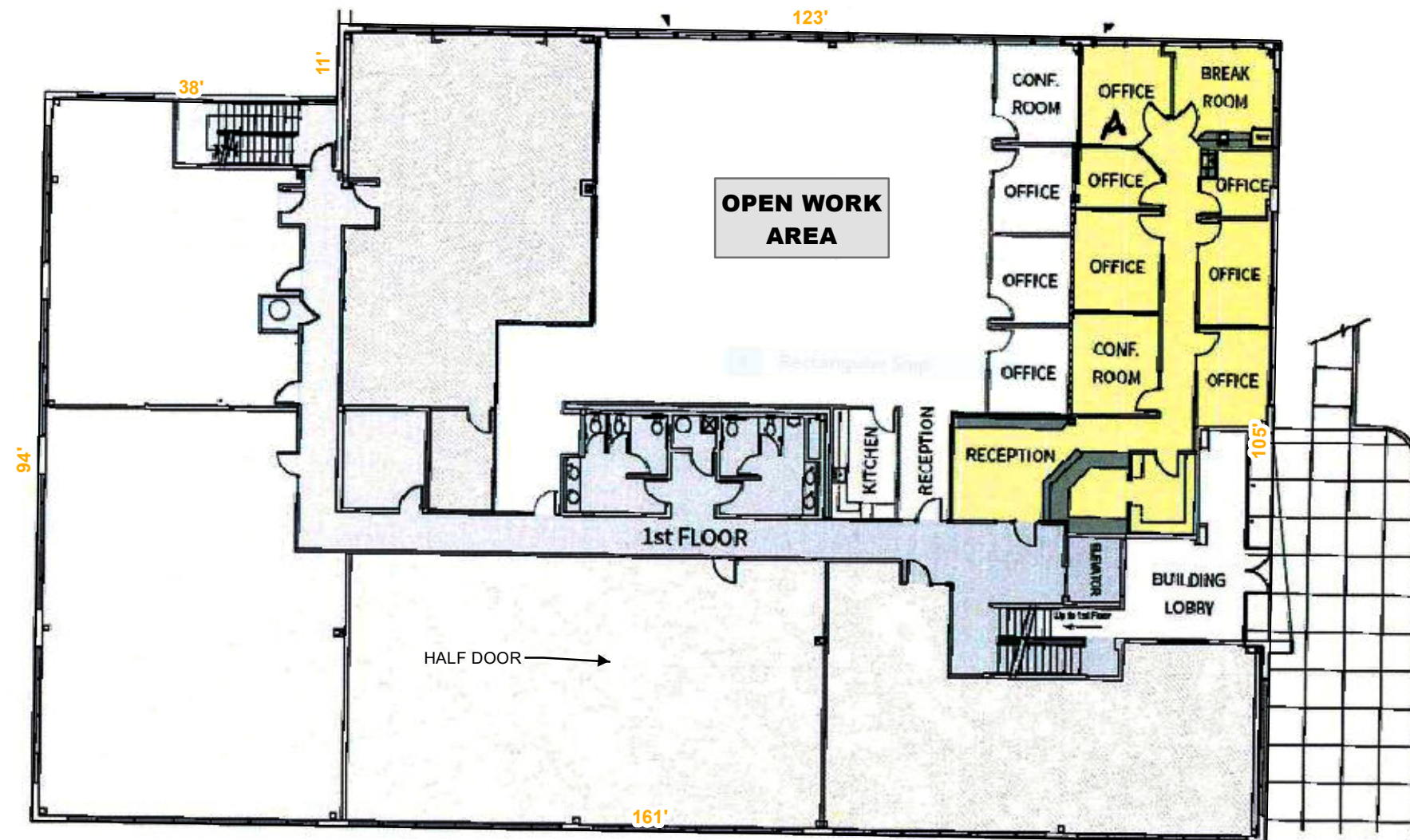
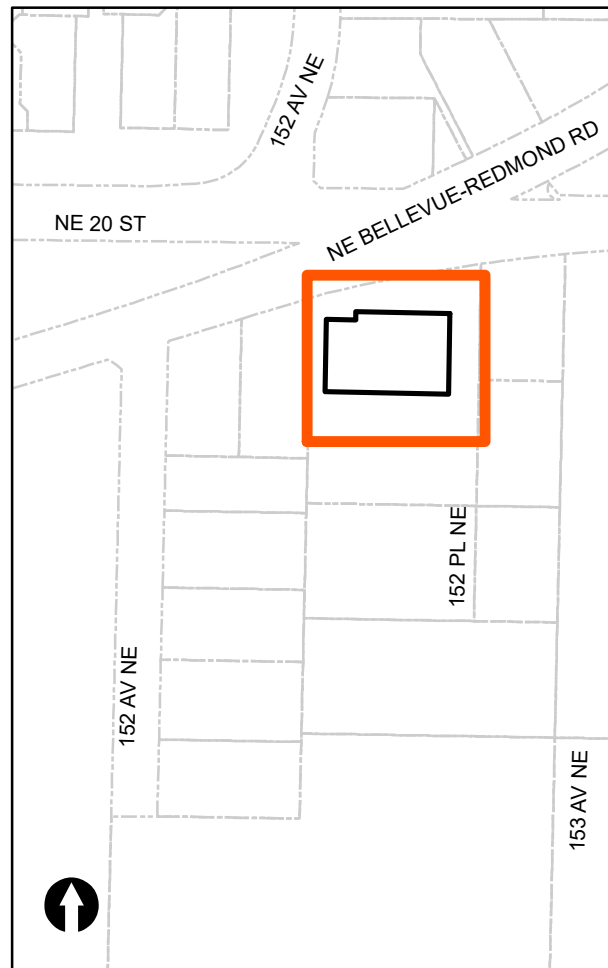
Solomon International School is interested in leasing 2,157 square feet in the subject building (approx. 33,000 sq.ft.) to operate a private school. Solomon operates larger institutions in Washington State and California, and wishes to place this smaller education center in an existing building in Bellevue.

Instruction will involve one certified instructor per one, two or three students. Most students will be grades 10 to 12 but Solomon is Washington State approved for grades 7 through 12. There will be a maximum of 15 students attending the center throughout each day, i.e., an afternoon shift and an evening shift (Noon to 8:30pm). There would be a maximum of three (3) office staff members during the afternoon shift and up to five (5) instructors on-site at any given time.

This building was constructed in 2008 and has several tenants. There are also other schools in the immediate area (See site plan). As this is an existing building and not new construction, we have submitted waivers for most of the required documents as they are not applicable. We did not ask for a waiver of the traffic impact analysis even though this is an existing building with the traffic having been accounted for when the 2008 building and site plan were authorized.

While specific parking spaces are not allotted to tenants of this building, there are 119 spaces located on the site. With approximately 7% of the building area being leased by Solomon School, a proportionate share (7%) of the parking would total nine (9) of spaces. There are also pick up/drop off areas near entrances along with ADA parking spaces.

NE BELLEVUE - REDMOND RD



SOLOMON INTERNATIONAL  
SCHOOL  
1951 NE 152ND PL NE  
BELLEVUE, WA 98006

PARCEL TAX I.D.  
2625059079

BUILDING FOOTPRINT AREA  
= 16000 S.F.

2 FLOORS OFFICE SPACE  
= 32000 S.F. (APPROX.)

LEASE SPACE  
= 2157 S.F.

THIS PLAN IS NOT TO SURVEY  
ACCURACY AND IS MEANT FOR  
PLANNING PURPOSES ONLY.



0 10 20  
Feet  
1 in = 20 ft

**SITE PLAN B**

Date: 12/15/2021





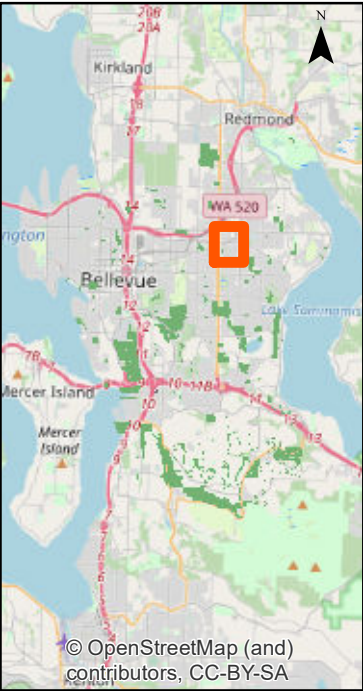
SOLOMON INTERNATIONAL  
SCHOOL  
1951 NE 152ND PL NE  
BELLEVUE, WA 98006

PARCEL TAX I.D.  
2625059079

TOTAL AREA OF PARCEL  
= 64871 S.F.

NO EXTERIOR GRADING

VICINITY MAP



THIS PLAN IS NOT TO SURVEY  
ACCURACY AND IS MEANT FOR  
PLANNING PURPOSES ONLY.

SITE PLAN A

Date: 12/15/2021



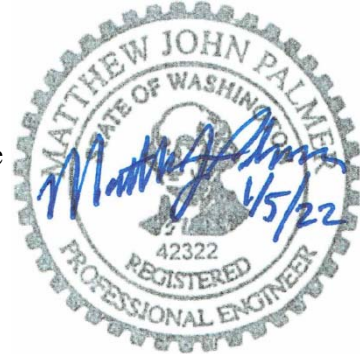


**Gibson Traffic Consultants, Inc.**

Transportation Planners and Traffic Engineers

## LEVEL-ONE TRAFFIC MEMORANDUM

To: Ryan Miller, P.E. – Senior Transportation Engineer City of Bellevue  
From: Matthew Palmer, PE  
Subject: Solomon International School  
Date: January 5, 2022  
Project: GTC #21-363



Gibson Traffic Consultants, Inc. (GTC) has been retained to provide trip generation and parking for the proposed Solomon International School located at 1951 152<sup>nd</sup> Place NE in the City of Bellevue.

### PROPOSED SITE DEVELOPMENT

Solomon International School is interested in leasing 2,157 net square feet (SF) in the subject building (approx. 33,142 SF per King County Parcel Information) to operate a private school. Solomon operates larger institutions in Washington State and California, and wishes to place this smaller education center in an existing building in the City of Bellevue.

Instruction will involve one certified instructor per one, two or three students per the client. Most students will be grades 10 to 12 but Solomon is Washington State approved for grades 7 through 12. There will be a maximum of 15 students attending the center throughout each weekday from Noon to 8:30 PM. The students are on-site for typically 1 to 6 hours. There would be a maximum of three (3) office staff members and up to five (5) instructors on-site at any given time.

Access to the site will be from a driveway immediately adjacent to the building on 152<sup>nd</sup> Place NE. Access to 152<sup>nd</sup> Place NE is from NE 20<sup>th</sup> Street and is restricted to right-in/right-out. No changes are proposed to site access or internal site circulation. There are no external additions or modifications proposed to the building or site. Sight distance is adequate at the access to 152<sup>nd</sup> Place NE and will not change.

This building was constructed in 2008 and has several tenants. There are also other schools in the immediate area. As this is an existing building and not new construction, waivers have been submitted for most of the required documents as they are not applicable. A waiver of the traffic impact analysis has not been submitted even though this is an existing building with the traffic having been accounted for when the 2008 building and site plan were authorized.

## TRIP GENERATION

There is no national data for the proposed type of school when looking at the variability in the number of students on the site and the remote nature of the school. However, using private school trip generation seems to be the most conservative estimate. Traffic generation for the proposed school and credit for the existing office use is based on data provided in the Institute of Transportation Engineers (ITE) *Trip Generation, 11<sup>th</sup> Edition* (2021). ITE Land Use Code (LUC) 532 is for private school (K-12) and LUC 710 for general office. As there is no School PM data for an office; the lower PM peak-hour trip generation rate was utilized for credit. The school will not be served by any school buses.

Per information provided by the client; the school day starts at Noon and runs to 8:30 PM and there are no additional before/after school programs, there would be no AM peak-hour traffic. It is anticipated that the PM peak-hour trips will be close to zero during the 4-6 PM period used for concurrency. However, standard ITE data was used to show the PM peak-hour trip generation for the site as a potential “worst case”.

As a “worst case” the trip generation for the proposed school with credit for the existing office use would be 0 PM peak-hour trips (1 Inbound/-1 Outbound). Trip generation for the ADT and School PM peak-hour have also been included in this memo to confirm that no additional analysis should be required. The trip generation is summarized in Table 1.

**Table 1: Trip Generation Summary**

Evergreen Transition School		ADT			School PM Trips			PM Peak-Hour Trips		
		Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total
Private School K to 12 <sup>th</sup> Grade (LUC 532) 15 Students	Rate	2.48 per Student			0.53 per Student			0.17 per Student		
	Splits	50%	50%	100%	42%	58%	100%	43%	57%	100%
	Trips	19	18	37	3	5	8	1	2	3
General Office (LUC 710) -2,157 SF	Rate	10.84 per 1,000 SF			1.44 per 1,000 SF			1.44 per 1,000 SF		
	Splits	50%	50%	100%	50%	50%	100%	17%	83%	100%
	Trips	-12	-11	-23	-1	-2	-3	0	-3	-3
<b>TOTAL</b>		7	7	14	2	3	5	1	-1	0

## PARKING DEMAND

ITE *Parking Generation Manual, 5<sup>th</sup> Edition*, identifies LUC 536, Private School (K-12), rate of 0.35 per student for General Urban/Suburban resulting in a demand of 5 parking spaces for the 15 students. Based on the number of staff on-site the maximum parking demand would be for 8 parking spaces. While specific parking spaces are not allotted to tenants of this building, there are 119 spaces located on the site (street level and under the building). With approximately 7% of the building area being leased by Solomon School, a proportionate share (7%) of the parking would total nine (9) of spaces. There are also drop-off/pick-up areas near the entrances along with ADA parking spaces.



# Attachments



Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM  
(a.k.a.): Weekday AM Peak Hour

NET EXTERNAL TRIPS BY TYPE														
					IN BOTH DIRECTIONS					DIRECTIONAL ASSIGNMENTS				
					Gross Trips		Internal Crossover			TOTAL	PASS-BY		DIVERTED LINK	
					Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips
LAND USES	VARIABLE	ITE LU code												
Private School (K-12)	15 Student	532			0.79	63%	37%	11.85	0%	0%	11.85	0%	0.00	0%
General Office (Removed)	-2.157 KSF	710			1.52	88%	12%	-3.28	0%	0%	-3.28	0%	0.00	0%
Totals								8.57			8.57		0.00	
											In+Out (Total)		In	Out
											11.85		0.00	0.00
											-3.28		0.00	0.00
											8.57		0.00	0.00
													In	Out
													7.47	4.38
													-2.89	-0.39
													4.58	3.99

Trip Generation for: Weekday, School PM Peak Hour of Generator

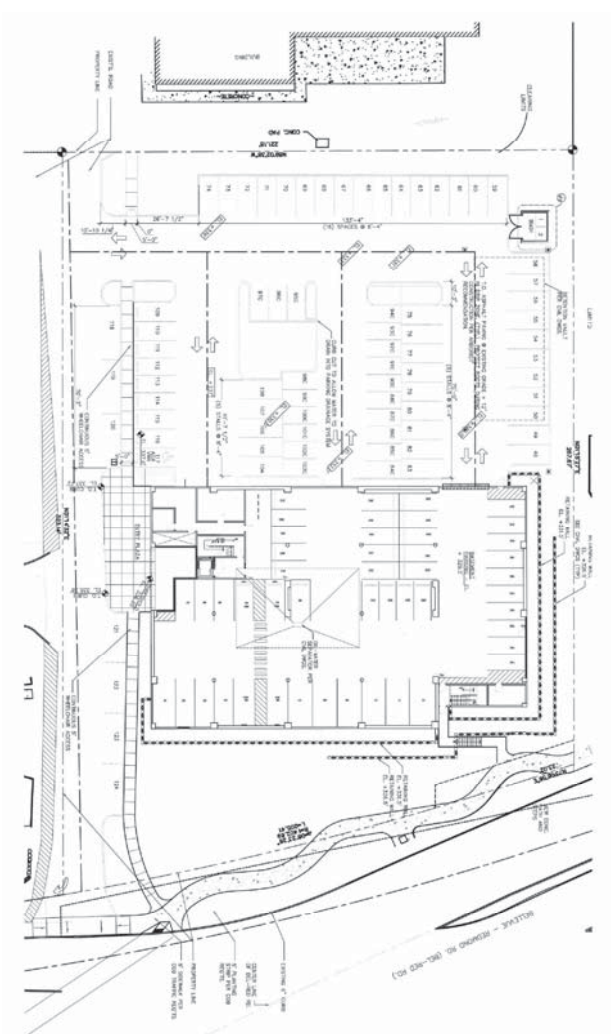
NET EXTERNAL TRIPS BY TYPE																					
										IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
										Gross Trips			Internal Crossover			TOTAL	PASS-BY		DIVERTED LINK		NEW
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	% of Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out	
Private School (K-12)	15 Student	532	0.53	42%	58%	7.95	0%	0.00	7.95	0%	0.00	0%	0.00	7.95	0.00	0.00	0.00	0.00	3.34	4.61	
General Office (Removed)	-2.157 KSF	710	1.44	50%	50%	-3.11	0%	0.00	-3.11	0%	0.00	0%	0.00	-3.11	0.00	0.00	0.00	0.00	-1.56	-1.55	
Totals						4.84		0.00	4.84		0.00		0.00	4.84	0.00	0.00	0.00	0.00	1.78	3.06	

Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM  
(a.k.a.): Weekday PM Peak Hour

NET EXTERNAL TRIPS BY TYPE														
					IN BOTH DIRECTIONS					DIRECTIONAL ASSIGNMENTS				
LAND USES	VARIABLE	ITE LU code	Gross Trips			Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK		NEW	NEW
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips		In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips		
Private School (K-12)	15 Student	532	0.17	43%	57%	2.55	0%	2.55	0%	0%	0.00	0%	2.55	1.45
General Office (Removed)	-2.157 KSF	710	1.44	17%	83%	-3.11	0%	-3.11	0%	0%	0.00	0%	-3.11	-2.58
<b>Totals</b>						-0.56		-0.56	0.00		0.00		-0.56	-1.13

## 5 Corners Building

**Scale: N.T.S.**



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## ADVERTISEMENT

New Search

Property Tax Bill

Map This Property

Glossary of Terms

Area Report

Print Property Detail



## PARCEL DATA

Parcel	262505-9079
Name	NW PROFESSIONAL CENTERS LLC
Site Address	1951 152ND PL NE
Geo Area	80-30
Spec Area	
Property Name	FIVE CORNERS OFFICE BUILDING

Jurisdiction	BELLEVUE
Levy Code	0330
Property Type	C
Plat Block / Building Number	
Plat Lot / Unit Number	
Quarter-Section-Township-Range	<u>NW-26-25-5</u>

## Legal Description

BEG 300 FT N OF SW COR OF W 1/2 OF NW 1/4 OF SE 1/4 OF NW 1/4 TH N 89-32-30 E 110.7 FT TH N 00-02-00 W 134 FT TH N 13-00-00 W 157 FT TH S 74-32-10 W 81.5 FT TH S 269.4 FT TO BEG TGW LOTS 2 & 3 BELL SP 78-73 REC AF #7811070888 SD SP DAF - THAT POR OF W 1/2 OF NW 1/4 OF SE 1/4 OF NW 1/4 BEG SW COR SD SUBD TH ALG S LN THOF N 89-12-30 E 221.6 FT TH N 0-02-22 W 150 FT TO TPOB TH S 89-32-30 W 221.25 FT TO W LN SD SUBD TH ON SD W LN N 0-13-15 E 150 FT TH N 89-32-30 E 110.70 FT TH N 0-02-00 W 134 FT TH N 13-00-00 W 157 FT TO SLY LN JUDGE WRIGHT CO RD TH NELY ALG SD SLY LN TAP FR WCH TPOB BEARS S 0-02-00 E TH S 0-02-00 E 466 FT TO TPOB AS DESCRIBED IN CITY OF BELLEVUE DECLARATION OF LOT COMBINATION UNDER REC # 20010403001498

PLat Block:

Plat Lot:

## LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE
Highest & Best Use As Improved	PRESENT USE
Present Use	Office Building
Land SqFt	66,211
Acres	1.52

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	O
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

## ADVERTISEMENT

## Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

## Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

## Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

## Nuisances

Topography	
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

## Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

## Environmental

Environmental	NO
---------------	----

## BUILDING

Building Number	1
Building Description	OFFICE BUILDING



Click the camera to see more pictures.

Picture of Building 1

A photograph of a modern, multi-story building with large glass windows and a brick facade, surrounded by trees and landscaping. The building has a prominent brick section on the left and a lighter-colored section on the right. The windows are large and rectangular, reflecting the surrounding environment. The building is set against a clear blue sky. In the foreground, there are several trees, including a large evergreen on the right and a smaller deciduous tree on the left. The landscaping includes various shrubs and plants. A sign is visible on the right side of the building, but the text is not legible.

**PARCEL # 262505-9079**

**GROSS BUILDING AREA 50,060 SF**

**OFFICE BUILDING NET BUILDING AREA 33,610 SF**

**LEVEL 1 - GROSS AREA 16,450 SF (PARKING 15,234 SF / STORAGE 1,216 SF)**

**LEVEL 2 - 16,805 SF (ALL OFFICE)**

**LEVEL 3 - 16,805 SF (ALL OFFICE)**

**LEGEND**

**FENCEL #**

**APPROXIMATE**

**DRAWY DATE:**

**REV DATE:**

**FIREPLACE**

(

**1ST FL.**

**12' FL.**

**2ND FL.**

**3RD**

**UNION 1/2**

**UNION FUL L**

**UNION GARE**

**JET GARE**

**CANSPORT**

**OP**

**SNC P**

**DECK**

36'

9'

125'

52'

26'

163'

50'

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
2	BASEMENT, PARKING (706)		1	10	0	15,234	0
1	OFFICE BUILDING (344)		2	12	0	34,826	33,142

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
262505907903	2021	2022		0330	4,965,800	5,604,300	10,570,100	0	4,965,800	5,604,300	10,570,100	
262505907903	2020	2021		0330	4,965,800	6,063,900	11,029,700	0	4,965,800	6,063,900	11,029,700	
262505907903	2019	2020		0330	4,634,700	5,705,600	10,340,300	0	4,634,700	5,705,600	10,340,300	
262505907903	2018	2019		0330	3,972,600	6,023,000	9,995,600	0	3,972,600	6,023,000	9,995,600	
262505907903	2017	2018		0330	3,972,600	5,398,300	9,370,900	0	3,972,600	5,398,300	9,370,900	
262505907903	2016	2017		0330	3,310,500	5,089,500	8,400,000	0	3,310,500	5,089,500	8,400,000	
262505907903	2015	2016		0330	3,310,500	5,074,500	8,385,000	0	3,310,500	5,074,500	8,385,000	
262505907903	2014	2015		0330	3,310,500	4,526,000	7,836,500	0	3,310,500	4,526,000	7,836,500	
262505907903	2013	2014		0330	3,310,500	4,489,500	7,800,000	0	3,310,500	4,489,500	7,800,000	
262505907903	2012	2013		0330	3,310,500	4,496,000	7,806,500	0	3,310,500	4,496,000	7,806,500	
262505907903	2011	2012		0330	3,310,500	4,496,000	7,806,500	0	3,310,500	4,496,000	7,806,500	
262505907903	2010	2011		0330	3,310,500	5,932,200	9,242,700	0	3,310,500	5,932,200	9,242,700	
262505907903	2009	2010		0330	3,310,500	5,934,400	9,244,900	2,337,500	3,310,500	5,934,400	9,244,900	
262505907903	2008	2009		0330	3,310,500	3,596,900	6,907,400	3,596,900	3,310,500	3,596,900	6,907,400	
262505907903	2007	2008		0330	1,456,600	0	1,456,600	0	1,456,600	0	1,456,600	
262505907903	2006	2007		0330	1,191,700	0	1,191,700	0	1,191,700	0	1,191,700	
262505907903	2005	2006		0330	993,100	0	993,100	0	993,100	0	993,100	
262505907903	2004	2005		0330	794,500	0	794,500	0	794,500	0	794,500	





# SOLOMON

## INTERNATIONAL SCHOOL

### BELLEVUE CAMPUS

**Traditional In-Person Class and Teacher-Led Live-Online Class**  
**Day School For Students Enrolled In Washington State**

## SIS QUICK FACTS

- Approved by the Washington State Board of Education.
- 7th-to-12th-grade academic programs (Regular, Honors, and AP courses).
- **Small class sizes:** 1:1, 2:1, and 3:1 student-to-teacher ratio with highly qualified SIS teachers.
- **100% University Admissions rate since 1994.**
- **25+ years of experience** working with international students.

## LOCATION

1951 152nd PI NE  
Suite 101  
Bellevue, WA 98007

## PROGRAMS & SERVICES

Day school  
In-Person and Teacher-Led Live-Online Classes  
AP & Honors Classes Available  
Intensive ESL Program  
Extracurricular activities  
Personalized academic plans

## EMAIL

General Inquiries:  
[sis@solomonschool.com](mailto:sis@solomonschool.com)

## WEB

[www.solomonschool.com](http://www.solomonschool.com)



## UNIQUE FEATURES

- **University Admissions:** SIS customizes academic plans (courses & clubs etc.) for all SIS students so they can become highly qualified for their top universities.
- **Full-Time or Part-Time Enrollment:** Students can enroll full-time or part-time at SIS. If a student is enrolled as a part-time student (Attending his/her own schools as full time, then comes to SIS to take additional high school courses including AP courses), SIS will issue SIS official transcripts so all part-time students can submit two high school transcripts when applying to universities.
- **In-Person and Teacher-Led Live-Online Classes:** SIS offers In-Person and Teacher-Led Live-Online Classes with the same assigned 1:1, 2:1, and 3:1 class teachers. All SIS teachers teach entire courses from chapter 1 to the final exam preparation.
- **Re-do/Re-learn low graded assignments & projects:** All SIS students can re-do any low graded assignments & projects to relearn and raise his/her course grades/GPAs.
- **Finish homework and assignments/projects at school:** All students complete their homework/assignments/projects at school so parents and guardians don't need to worry.
- **Clubs and Activities:** SIS arranges Clubs and Activities upon requests.
- **I-20 for International Students:** SIS Issues I-20 for all International Students.
- **American Homestay:** SIS arranges American host families for International Students upon requests.



## UNIVERSITIES CURRENT SIS SENIORS (12TH GRADERS) ARE ADMITTED FOR SEPTEMBER 2021

University of Washington-Seattle\*  
New York University  
University of California-San Diego  
University of California-Davis  
University of California-Santa Barbara  
University of California-Irvine  
University of California-Santa Cruz  
Lehigh University

Santa Clara University  
Purdue University  
University of Michigan  
Chapman University  
Fordham University  
Penn State University  
Ohio State University  
Western Washington University

(\*100% of Solomon students are accepted at University of Washington- Seattle)

**100% Admissions to quality 4-year American Universities since 1994**  
*Celebrating over 25 years of excellence*



# SOLOMON INTERNATIONAL SCHOOL

## BELLEVUE CAMPUS

### HIGH SCHOOL COURSES

#### English Courses

English 7, 8, 9, 10, 11, 12,  
Creative Writing,  
AP English Language and  
Composition,  
AP English Literature and Composition

#### Mathematics Courses

Pre-Algebra, Algebra 1, Geometry,  
Algebra 2, Pre-Calculus,  
AP Calculus AB, AP Calculus BC,  
Statistics, AP Statistics

#### History Courses

North-West History, World Geography,  
World History, AP Modern World  
History, US History, AP US History,  
Current Events, American Government,  
AP US Government

#### Science Courses

Science 7, Science 8, Earth Science,  
Biology, AP Biology, Chemistry,  
Honors Chemistry, AP Chemistry,  
Physics, AP Environmental Science

#### Business Courses

Economics, AP Macroeconomics,  
AP Microeconomics, Marketing,  
Accounting, Computer Science

#### Art Courses

Art Foundations, Calligraphy,  
Drawing, Commercial Art

#### Health Courses

Health

#### PE Courses

Lifetime Weight Control,  
Fitness for Living, Jogging,  
Fitness for Sports and Recreation

#### Sociology Courses

Sociology

#### Psychology Courses

Psychology, AP Psychology

#### Foreign Language Courses

Japanese, Chinese, Korean,  
Spanish, AP Spanish, French,  
German

### UNIVERSITY COURSES

Writing and Rhetoric (Freshman Writing)  
Creative Writing  
Persuasive Writing  
Calculus 1  
Calculus 2

Principles of Biology  
Elementary College Chemistry  
General Physics 1  
General Physics 2

Introduction to Formal Logic  
Introductory Sociology

*\*Students can take university courses  
during senior year (12th grade). SIS  
Approval Required.*

*\*Students will receive dual credits –  
High School Credits and University  
Credits.*

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